

**APPROVED MEETING MINUTES OF
CITY OF ALAMEDA PLANNING BOARD
MONDAY, NOVEMBER 23, 2009**

1. CONVENE: 7:06 pm
2. FLAG SALUTE: Board Member Lynch
3. ROLL CALL: PRESENT: President Ezzy Ashcraft, Vice-President Autorino,
 Board members Cook, Cunningham, Kohlstrand, and Lynch.
 Board Member Zuppan arrived later.
4. MINUTES: Minutes from the meeting of September 10, 2009 (Pending)
 Minutes from the meeting of September 28, 2009 (Pending)

Minutes from the meeting of October 12, 2009

Board member Cunningham motioned, seconded by Board Member Lynch to approve the minutes as amended. Motion passes 4-0-2. Board Members Kohlstrand and Cook abstained.

Minutes from the meeting of October 26, 2009

Vice-President Autorino motioned, seconded by Board Member Kohlstrand to approve the minutes as amended. Motion passes 4-0-2. Board Members Cunningham and Lynch abstained.

Minutes from the meeting of November 9, 2009

Board member Cook motioned, seconded by Board Member Kohlstrand to approve the minutes as amended. Motion passes 4-0-2. Vice-President Autorino and Board Members Cunningham and Lynch abstained.

5. AGENDA CHANGES AND DISCUSSION:
None.

6. STAFF COMMUNICATIONS:

Written Report

6-A Future Agendas

Staff provided an overview of upcoming projects.

6-B Zoning Administrator Report

Staff noted the Zoning Administrator hearing for November 17, 2009 was canceled.

Oral Report

None.

7. ORAL COMMUNICATIONS:

None.

8. CONSENT CALENDAR:

8-A 2010 Planning Board Meeting Schedule

8-B PLN09-0073 Consideration of a Use Permit to allow additional Truck Delivery Hours at the Big 5 Sporting Goods Store. The Big 5 Sporting Goods store is requesting use permit approval to allow truck deliveries between the hours of 6:00 AM and 11:00 PM. **Staff is requesting a continuance of this item to the Regular Planning Meeting of December 14, 2009.**

PLN09-0259 Consideration of a Use Permit to allow additional Truck Delivery Hours at the Petco Pet Supply Store. The Petco Pet Supply store is requesting use permit approval to allow truck deliveries between the hours of 6:00 AM and 11:00 PM. **Staff is requesting a continuance of this item to the Regular Planning Meeting of December 14, 2009.**

PLN09-0349 Consideration of a Use Permit to allow additional Truck Delivery Hours at the Safeway Store. The Safeway Store is requesting use permit approval to allow truck deliveries between the hours of 6:00 AM and 11:00 PM. **Staff is requesting a continuance of this item to the Regular Planning Meeting of December 14, 2009.**

PLN09-0348 Consideration of a Use Permit to allow additional Truck Delivery Hours at the Walgreens Store. The Walgreens store is requesting use permit approval to allow truck deliveries between the hours of 6:00 AM and 11:00 PM. **Staff is requesting a continuance of this item to the Regular Planning Meeting of December 14, 2009.**

PLN09-0353 Consideration of a Use Permit to allow additional Truck Delivery Hours at the Panera Bread Store. The Panera Bread store is requesting use permit approval to allow truck deliveries between the hours of 6:00 AM and 11:00 PM. **Staff is requesting a continuance of this item to the Regular Planning Meeting of December 14, 2009.**

8-C Design Review – DR05-0132 for a new single family dwelling – 3295 Adams Street. The applicant proposes to construct a two-story single family dwelling with an attached garage on a vacant lot located adjacent to the intersection of Adams Street and Fernside Boulevard. **Staff is requesting a continuance of this item to the Regular Planning Meeting of December 14, 2009.**

Board member Cunningham motioned, seconded by Board Member Kohlstrand to approve the consent agenda. Motion passes 7-0.

9. REGULAR AGENDA ITEMS:

9-A Planned Development Amendment – PLN09-0234 – 1109 Chestnut Street - The St. Joseph Community. A request to extend the St Joseph Community Master Plan Planned Development application, PD-98-01 for a period of 15-years. As

conditioned, any part of the project not completed by November 30, 2009 requires approval of a new Planned Development application. The applicant is requesting an amendment to this condition to allow the remaining portions of the project to be completed by November 30, 2024.

Board member Cunningham and Board member Cook stepped down from consideration of this project due to potential conflicts of interest.

Lynch asked whether as a graduate of the school, he should recuse himself. Assistant City Attorney Faiz, stated that this did not constitute a conflict of interest and he could consider the matter before the Board if he felt he would be unbiased.

Following a brief discussion, the Board decided not to limit public speakers to less than five minutes.

Staff presented the project.

President Ezzy Ashcraft asked for clarification on the planned development and use permit conditions and whether a new use permit resolution could supersede conditions of the originally approved resolution. Ms. Faiz confirmed that a new resolution could supersede a previous resolution in its entirety.

Board Member Lynch commented on the implications of tolling an approval and how it did not take into account all the variables that go along with a project that is a phased development.

Mr. Reed, Master Plan Coordinator for St. Joseph's, spoke in favor of the project and stated that the community has worked diligently to collect the needed funding. However, raising money has been particularly difficult since the downturn in the economy and he discussed efforts undertaken so far to complete the project per the approved Master Plan. He also outlined attempts to involve surrounding neighbors and efforts made to comply with the approved Master Plan.

President Ezzy Ashcraft asked for clarification on public outreach efforts.

Mr. Reed provided information on outreach efforts and summarized that community concerns they had received centered on tandem parking and security issues regarding building design.

Mr. Chu, Principal of St. Joseph's High School, urged the board to approve the request, and spoke about the benefits that St. Joseph's parish and schools provide to the community.

Father Rickio, Pastor of St. Joseph's, requested that the Board approve the amendment to the condition so that the project can continue moving forward to better serve its community members.

Ms. Pile, neighbor, urged the Board to not approve the extension of the Use Permit, as the proposed buildings would result in noise issues and negatively impact the surrounding neighborhood.

Ms. McEntire, neighbor, urged the Board not approve the extension of the Use Permit. She stated that the covered parking structure labeled shown on the attached site plan was incorrect and that on-street parking spaces are being used by staff and students. She stated that parking spaces would not be available once the project was complete. She was

unhappy that the last community meeting was not noticed properly and that the St. Joseph's parish was not a good neighbor. She also stated that a neighbor to the site, Ms. Asker, has also indicated her opposition to the extension.

Mr. McEntire, neighbor, stated that parking is a huge issue and that neighbors are prevented from leaving their properties during the drop-off and pick-up hours for students of St. Joseph's Schools. He noted his opposition to the extension of the Use Permit.

Ms. Oberly, neighbor, opposes the project, and expressed his opinion that the proposed build-out would generate additional parking issues and negatively impact the neighborhood.

Mr. Milroy, Parish member, urged the board to approve the extension because the St. Joseph's community is an asset and should be supported.

Ms. Kusnik, Assistant Student Principal of Student Life, urged the board to approve the project and stated that the St. Joseph's community is committed to being a good neighbor and has implemented changes to various programs to address neighbor concerns and minimize impacts to neighboring residences. She provided information on the various programs and efforts that St. Joseph's has implemented.

President Ezzy Ashcraft asked if St. Joseph's staff monitors the parking on the residential Streets.

Ms. Kusnik responded by stating that staff monitors traffic and parking on daily basis.

Mr. Davis, of the St. Joseph's Board of Trustees, asked the Board to approve the extension. He stated that the Parish was dedicated to being a good neighbor and welcomed community feedback and criticism and that feedback or criticism would be used by St. Joseph's to improve its operations.

Mr. Sullivan, Alameda resident, spoke in favor of the project and requested that the Board approve the Use Permit.

Ms. Reed, former project manager of the St. Joseph's expansion, spoke in favor of the request and discussed efforts to address community concerns.

Mr. Anderson, a neighbor, spoke in favor of the project and stated that he lives within half a block of the school and noted that traffic has improved in the area over the last few years. He stated that there is sufficient outreach on the part of St. Joseph's to inform the neighbors of activities and events.

President Ezzy Ashcraft closed the public comment period.

President Ezzy Ashcraft expressed concern that the extension to complete the project would have some potentially negative consequences for the neighborhood if granted.

Board Member Kohlstrand asked about the enrollment levels in 1998 and about security issues behind the gym.

Ms. Reed stated that the combined enrollment of both schools was approximately 850 students and that a condition of approval placed a cap on combined enrollment at 1,025 students for the high school and elementary school. He also elaborated on the efforts to address security concerns behind the gym, which included appropriate lighting and consulting with the neighborhood and the Alameda Police Department.

Board Member Lynch stated that the request to extend the timeline by 15 years may actually be too short. He supported the request.

Board Member Zuppan seconded Board Member Kohlstrand comments and shared that it is her impression St. Joseph's is making an effort to work with the community. She noted her support for the request.

Vice-President Autorino supports the project, but requested that St. Joseph's increase its outreach efforts to the neighbors and that it have a good understanding of what the neighborhood concerns are and develop ways on how best to address them.

President Ezzy Ashcraft asked whether the pending and proposed projects would allow for input from the neighbors.

Staff responded that all future projects, as laid out in the Master Plan, are subject to design review and public notification, which allows for public input. Neighborhood concerns can be addressed at the time design review applications are considered.

President Ezzy Ashcraft requested clarification on the number and location of bike racks for staff and students.

Mr. Reed discussed the location of bike racks and efforts being made to enforce compliance with the conditions of approval related to parking.

President Ezzy Ashcraft asked why the street is closed on Election Day and requested that the school provide for disabled access to the polling station.

Mr. Reed responded that in prior years the school admittedly had closed this area, but has since opened the area and directs voters with need to the handicapped ramps on election days.

Board Member Kohlstrand asked that the resolution be amended to reflect the correct resolution number.

Board Member Kohlstrand motioned, seconded by Board Member Zuppan to approve the amendment to the condition thereby allowing an additional 15 years to complete the St. Joseph's expansion project approved by the master plan, subject to amending the resolution to reflect the correct resolution number. Motion passed 5-0.

10. WRITTEN COMMUNICATIONS:

None.

11. BOARD COMMUNICATIONS:

President Ezzy Ashcraft announced that the City Car Share will have parking spaces available in the Downtown Public Parking Structure, located adjacent to the Alameda Theatre.

Board Member Lynch stated that the California Building Code, Title 24, is being updated with a 'green building' code that will go into effect at some time in the future. He recommended that the City set aside resources that would be used to educate the community about the Green Point Rating system.

12. ADJOURNMENT: 9:07 pm